

**ORDINANCE NO. 20170216-045**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3300 OAK CREEK DRIVE FROM INDUSTRIAL PARK-CONDITIONAL OVERLAY (IP-CO) COMBINING DISTRICT AND RURAL RESIDENCE (RR) DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY (MF-4-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from industrial park-conditional overlay (IP-CO) combining district and rural residence (RR) district to multifamily residence moderate-high density-conditional overlay (MF-4-CO) combining district on the property described in Zoning Case No. C14-2016-0023.SH, on file at the Planning and Zoning Department, as follows:

Lot 1, Block A, Hydrolab subdivision, a subdivision in Travis County, Texas, as recorded in Volume 102, Page 98 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 3300 Oak Creek Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Development of the Property shall not exceed 90 residential units.
- B. Development of the Property is limited to 30% impervious cover.
- C. A building may not be constructed within the 75-foot wide setback along the north, south, and west property lines; vegetative buffers shall be placed and maintained along these property lines.
- D. Interior driveways may not be constructed within a 50-foot wide setback along the north and west property lines.
- E. No building or structure may be constructed within a 400-foot wide setback from the railroad easement as illustrated on Exhibit B.

- F. The maximum height of a building or structure may not exceed 42 feet if within the 42 foot height building footprint as described on Exhibit C.
- G. The maximum height of a building or structure may not exceed 52 feet if within the 52 foot height building footprint as described on Exhibit D.
- H. The maximum height of a building or structure on the Property outside the building footprints described on Exhibits C and D may not exceed 35 feet.
- I. Development of the Property shall comply with Chapter 25-2, Subchapter E, subsection 2.5.2B 1-7 (*Fully Shielded or Full Cut-off Light Fixtures Required*) requiring that the following outdoor lighting applications be illuminated by fixtures that are either fully shielded or full cut-off:
  - 1. Public street and pedestrian lighting;
  - 2. Parking lots;
  - 3. Pathways;
  - 4. Recreational areas;
  - 5. Billboards
  - 6. Product display area lighting; and
  - 7. Building overhangs and open canopies.

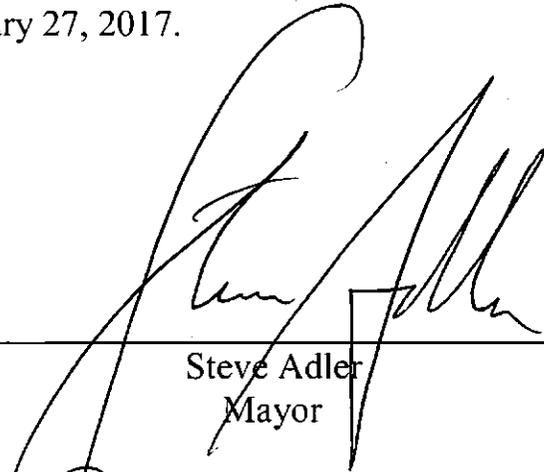
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence moderate-high density (MF-4) district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on February 27, 2017.

**PASSED AND APPROVED**

February 16, 2017

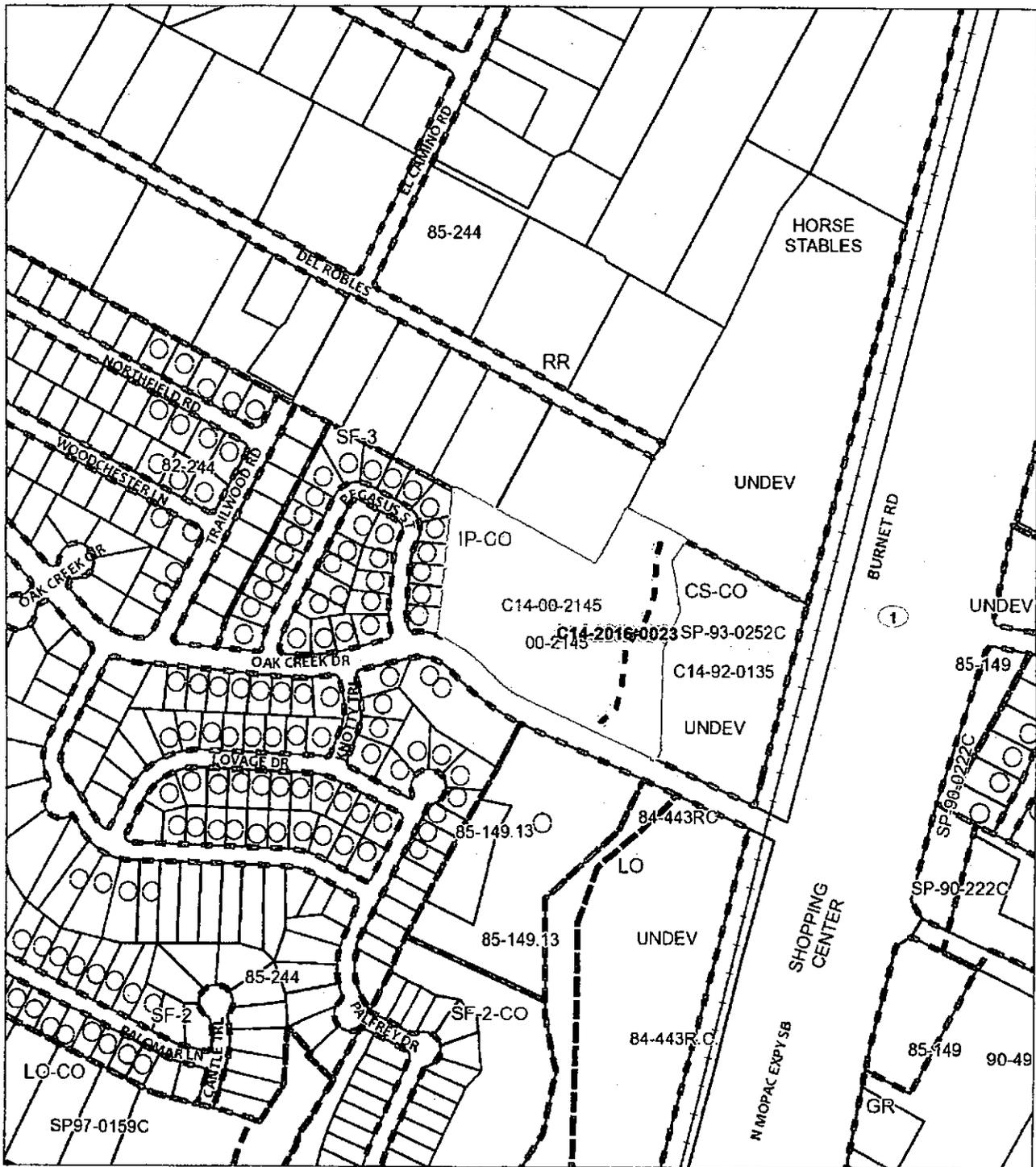
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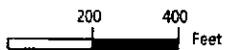
Steve Adler  
Mayor

**APPROVED:**   
Anne L. Morgan  
City Attorney

**ATTEST:**   
Jannette S. Goodall  
City Clerk



-  Subject Tract
-  Pending Case
-  Zoning Boundary
-  Railroads



1" = 400'

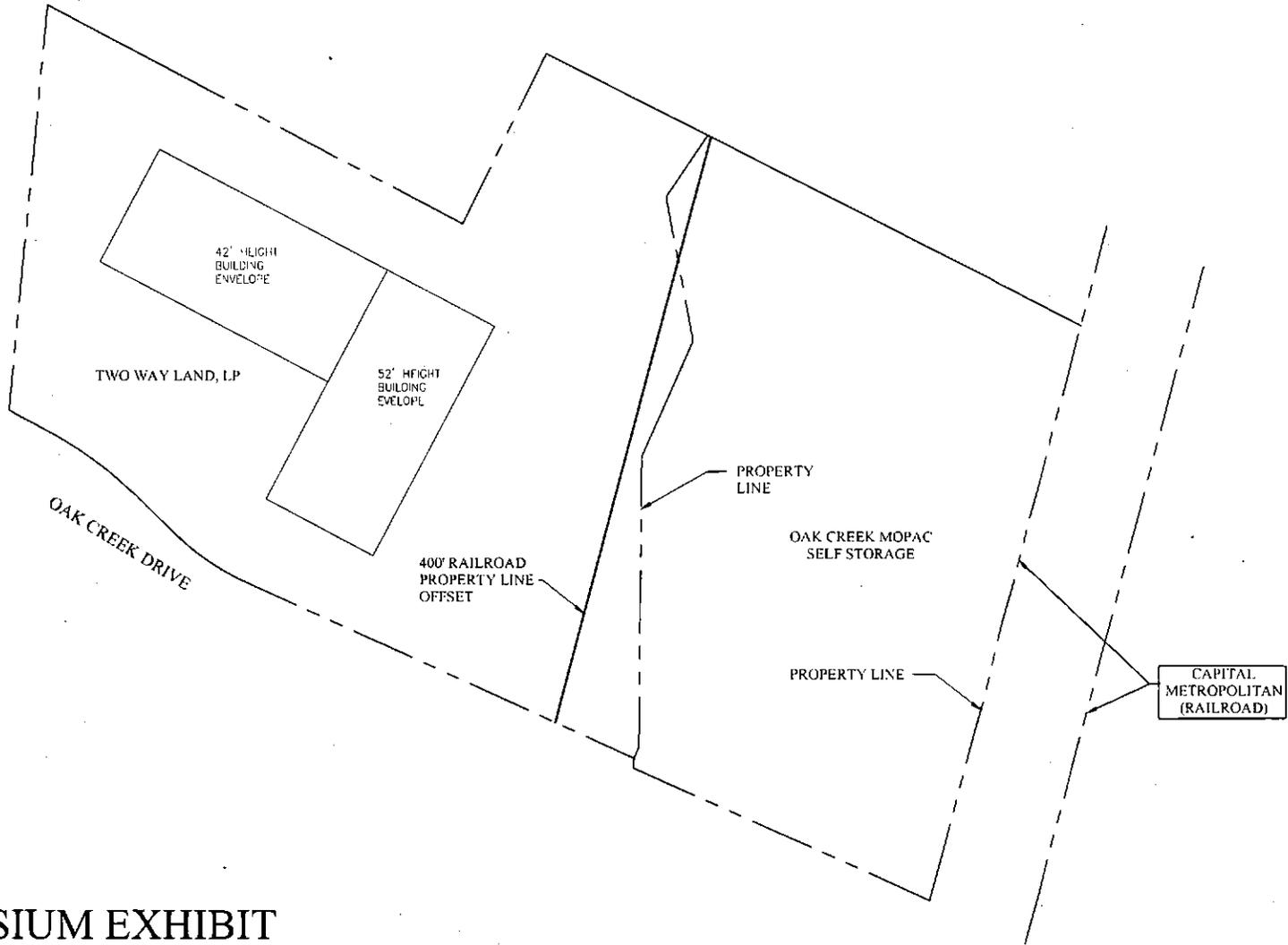
### ZONING

ZONING CASE#: C14-2016-0023.SH



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



ELYSIUM EXHIBIT

EXHIBIT B

0.724 ACRES  
AUSTIN, TX

FIELD NOTE FILE: 17.022  
PROJECT NO.: 238-009  
FEBRUARY 15, 2017

**EXHIBIT  
FIELD NOTES**

**BEING A 0.724 ACRE TRACT OF LAND OUT OF THE WILLIAM HORNSBY SURVEY NO. 22 AND THE FRANCISCO GARCIA SURVEY NO. 60, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, HYDROLAB SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 102, PAGE 98, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.724 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING**, at a 1/2-inch iron rod found in the south line of Lot 2, Block "A", Plaza Granados, a subdivision of record in Volume 91, Pages 11-15 of the Plat Records of Travis County, Texas, being the northeast corner of Lot 22, Block A, Northwood V, a subdivision of record in Volume 78, Page 214 of the Plat records of Travis County, Texas, same being an angle point in the irregular west line of said Lot 1, Block A;

**THENCE**, S37°33'26"E, over and across said Lot 1, Block A, a distance of 179.79 feet to a calculated point for the **POINT OF BEGINNING**, and northwesterly corner of the herein described tract;

**THENCE**, continuing over and across said Lot 1, Block A, the following four (4) courses and distances:

- 1.) S62°11'49"E, a distance of 252.63 feet to a calculated point for the northeasterly corner of the herein described tract, from which a 1/2-inch iron pipe found at the southeast corner of Lot 1, Block A, of said Plaza Granados, being an angle point in said irregular west line bears, N58°10'28"E, a distance of 86.93 feet;
- 2.) S27°48'11"W, a distance of 125.00 feet to a calculated point, for the southeasterly corner of the herein described tract;
- 3.) N62°11'49"W, a distance of 252.63 feet to a calculated point, for the southwesterly corner of the herein described tract, from which a cotton spindle found in the north right-of-way line of Oak Creek Drive (R.O.W. varies), being in the east line of Lot 27, Block A, of said Northwood V, same being the southwest corner of Lot 1, Block A of said Hydrolab Subdivision bears S31°24'41"W, a distance of 171.24 feet;

*INTENTIONALLY LEFT BLANK*

**EXHIBIT C**

0.724 ACRES  
AUSTIN, TX

FIELD NOTE FILE: 17.022  
PROJECT NO.: 238-009  
FEBRUARY 15, 2017

4.) N27°48'11"E, a distance of 125.00 feet to the **POINT OF BEGINNING**, and containing 0.724 acre (31,579 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012A), CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ANY ACCOMPANYING SKETCHES ARE THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JANUARY, 2016, AND ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

Witness my hand and seal February 15, 2017

  
Mark Antonio Mercado, R.P.L.S. 6350  
PROJECT NO. 238-009



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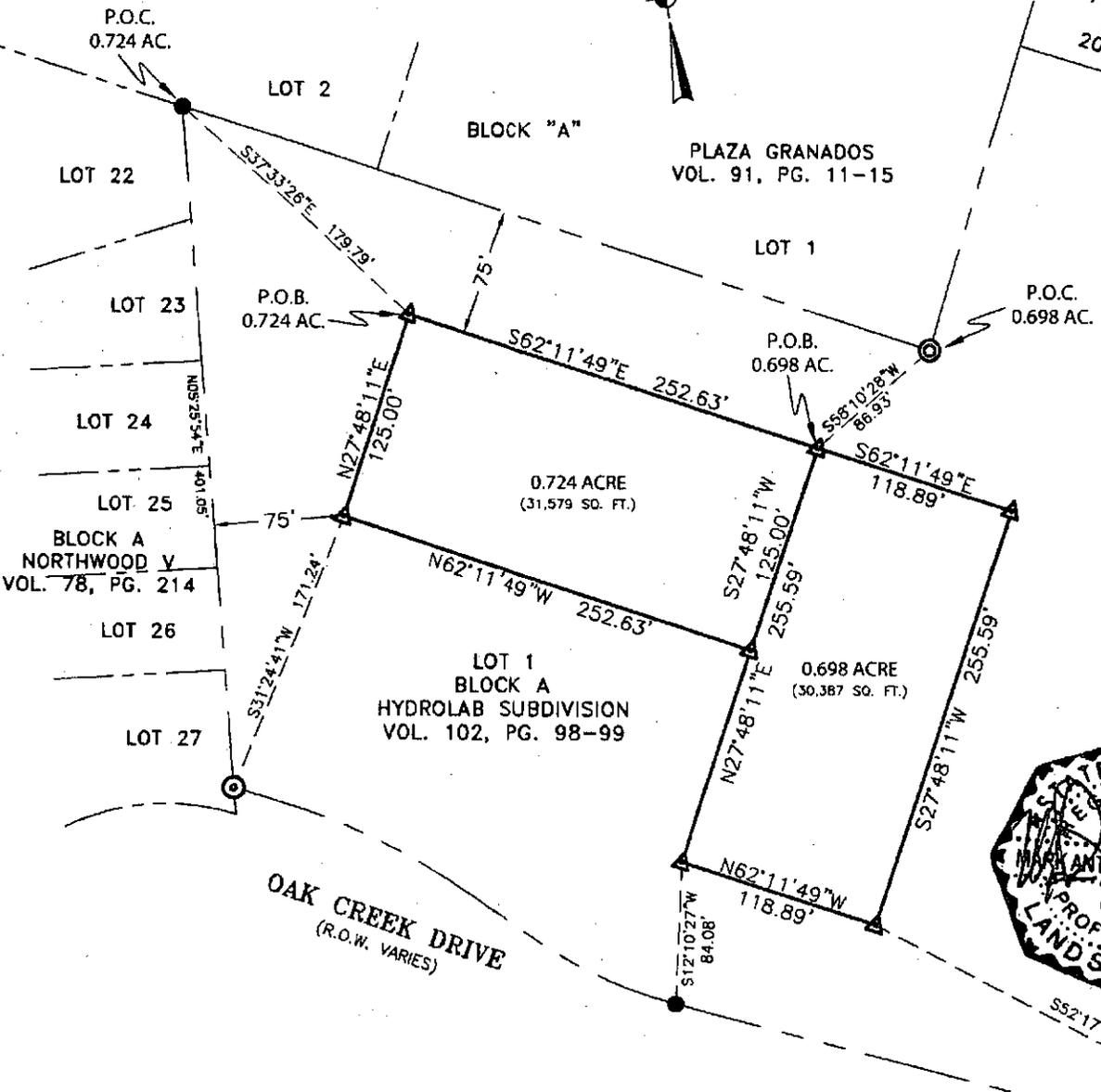
### LEGEND

- 1/2-INCH IRON ROD FOUND
- ⊙ 1/2-INCH IRON PIPE FOUND
- ⊙ COTTON SPINDLE FOUND
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

BEARING BASIS:  
TEXAS COORDINATE SYSTEM,  
NAD83(2012A), CENTRAL ZONE,  
UTILIZING THE LEICA SMARTNET  
CONTINUALLY OPERATING  
REFERENCE NETWORK.

KAHL  
CONSOLIDATED,  
LTD.  
7.143 ACRES  
DOC. NO.  
2014155486

PLAZA GRANADOS  
VOL. 91, PG. 11-15



2/15/2017

LOT 1  
OAK CREEK PLAZA  
VOL. 85, PG. 23D



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105 West Overstreet Drive, Ste 115 Austin, Texas 78704  
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TXPE 021412602  
TRPLS No. 10192483

0.724 ACRE TRACT AND A 0.698 ACRE TRACT OF  
LAND, BEING A PORTION OF LOT 1, BLOCK A,  
HYDROLAB SUBDIVISION, OF RECORD IN  
VOLUME 102, PAGE 98, PLAT RECORDS,  
TRAVIS COUNTY, TEXAS.

FIELD NOTE NUMBER:  
17.022/17.023

JOB NUMBER: 238-009  
ISSUE DATE: 02/15/17

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0.698 ACRE  
AUSTIN, TX

FIELD NOTE FILE: 17.023  
PROJECT NO.: 238-009  
FEBRUARY 15, 2017

**EXHIBIT  
FIELD NOTES**

**BEING A 0.698 ACRE TRACT OF LAND OUT OF THE WILLIAM HORNSBY SURVEY NO. 22 AND THE FRANCISCO GARCIA SURVEY NO. 60, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, HYDROLAB SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 102, PAGE 98, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.698 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING**, at a 1/2-inch iron pipe found at the southeast corner of Lot 1, Block A, Plaza Granados, a subdivision of record in Volume 91, Pgs. 11-15 of the Plat records of Travis County, Texas, being an angle point in the irregular west line of Lot 1, Block A, of said Hydrolab Subdivision;

**THENCE**, S58°10'28"W, over and across Lot 1, Block A, of said Hydrolab Subdivision, a distance of 86.93 feet to a calculated point for the **POINT OF BEGINNING**, and northwesterly corner of the herein described tract;

**THENCE**, continuing over and across Lot 1, Block A, of said Hydrolab Subdivision, the following four (4) courses and distances:

- 1.) S62°11'49"E, a distance of 118.89 feet to a calculated point for the northeasterly corner of the herein described tract;
- 2.) S27°48'11"W, a distance of 255.59 feet to a calculated point for the southeasterly corner of the herein described tract, from which a 1/2-inch iron rod found in the north right-of-way line of Oak Creek Drive (R.O.W. varies), being in the west line of Lot 1, Oak Creek Plaza, a subdivision of record in Volume 85, Page 23D, of the Plat records of Travis County, Texas, same being the southeast corner of Lot 1, Block A, of said Hydrolab Subdivision bears, S52°17'20"E, a distance of 324.44 feet;
- 3.) N62°11'49"W, a distance of 118.89 feet to a calculated point for the southwesterly corner of the herein described tract, from which a 1/2-inch iron rod found in said north right-of-way line, being the south line of Lot 1, Block A, of said Hydrolab Subdivision bears, S12°10'27"W, a distance of 84.08 feet;

**EXHIBIT D**

0.698 ACRE  
AUSTIN, TX

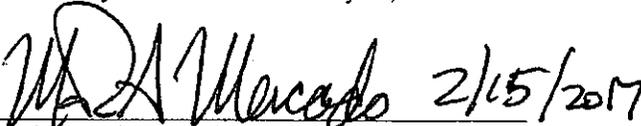
FIELD NOTE FILE: 17.023  
PROJECT NO.: 238-009  
FEBRUARY 15, 2017

- 4.) N27°48'11"E, a distance of 255.59 feet to the **POINT OF BEGINNING**,  
and containing 0.698 acre (30,387 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012A), CENTRAL  
ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ANY ACCOMPANYING  
SKETCHES ARE THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY  
PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF  
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Witness my hand and seal February 15, 2017

  
Mark Antonio Mercado, R.P.L.S. 6350  
PROJECT NO. 238-009



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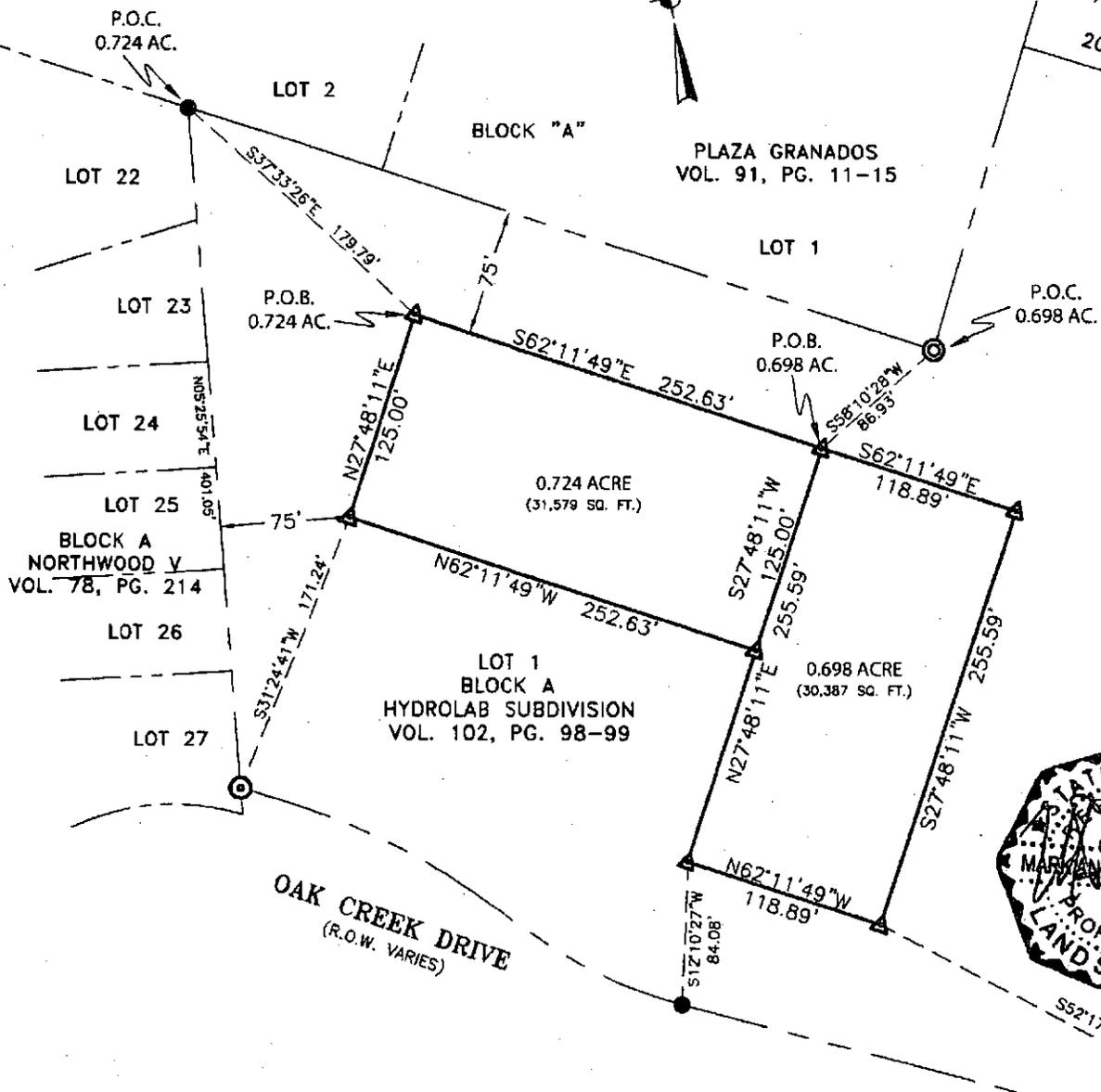
# LEGEND

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- ⊙ 1/2-INCH IRON PIPE FOUND
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- △ CALCULATED POINT
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PLAZA GRANADOS  
 VOL. 91, PG. 11-15



LOT 1  
 OAK CREEK PLAZA  
 VOL. 85, PG. 23D



2/15/2017



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 1251 No. F-1282  
 1825 No. 1012943

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